

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

5/8 Margot Street West Footscray VIC 3012

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$480,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

West Footscray

Period-from

01 Feb 2020

to

31 Jan 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

1/12 Clarendon Parade West Footscray VIC 3012	\$450,000	15-Dec-20
3/45 Edgar Street Kingsville VIC 3012	\$450,000	18-Nov-20
4/49 Edgar Street Kingsville VIC 3012	\$515,000	26-Oct-20

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

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**1/12 Clarendon Parade West
Footscray VIC 3012**

2 1 1

Sold Price

^{RS} **\$450,000** Sold Date **15-Dec-20**

Distance **0.39km**



**3/45 Edgar Street Kingsville VIC
3012**

2 1 1

Sold Price

\$450,000 Sold Date **18-Nov-20**

Distance **0.54km**



**4/49 Edgar Street Kingsville VIC
3012**

2 1 1

Sold Price

\$515,000 Sold Date **26-Oct-20**

Distance **0.56km**

RS = Recent sale

UN = Undisclosed Sale

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